

EXHIBIT "A"

February 25, 2005

Mr. Byron Blum - Public Works for the City of Lincoln  
531 Westgate Blvd. Suite 100  
Lincoln, Nebraska 68528

Dear Byron:

Per our earlier conversation and your request, I am writing you today to request additional space with the use of city Right-of-Way and summarize the portion of our redevelopment plan for the Building at 210 North 14<sup>th</sup> Street in Lincoln's CBD (NE corner of 14<sup>th</sup> and P). We would like to add a dock on the southwest corner of the building to serve multiple purposes. Mainly, the proposed dock will allow us to enhance the Market Place theme along P Street while adhering to access and safety issues in the IBC Code.

Our Tenant would like to offer outdoor seating which will need to abut the building and be secured with a railing around the perimeter. Unfortunately, our building is similar to many Haymarket buildings. The existing penetrations and the floor joists of the building sit a few feet above street-grade. The Building is on a zero lot line and therefore, front entrance is on the property line and exterior doors already swing outward into the City Right-Of-Way. I do not think this will require removal of the existing trees. There could be a few bushes that may need relocation. Please see attached rendering as well as attached site plan/survey.

I would like to meet with you as soon as possible to begin discussions on the proposed dock and determine the best approach, timing, bonding and documentation necessary to proceed. Thanks in advance for your efforts! You may recall that we went through a similar process on our offices at 720 O Street in the Spring of 2002. It might help to reference all the steps needed to facilitate that improvement.

Regards,



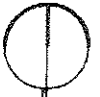
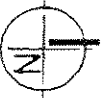
William D. Scott, Principal  
WRK, LLC

Cc - Mr. Jeff Cole, Urban Development  
Mr. Gary Spier, Bldg & Safety  
Mr. Steve Schwab, Parks and Recreation

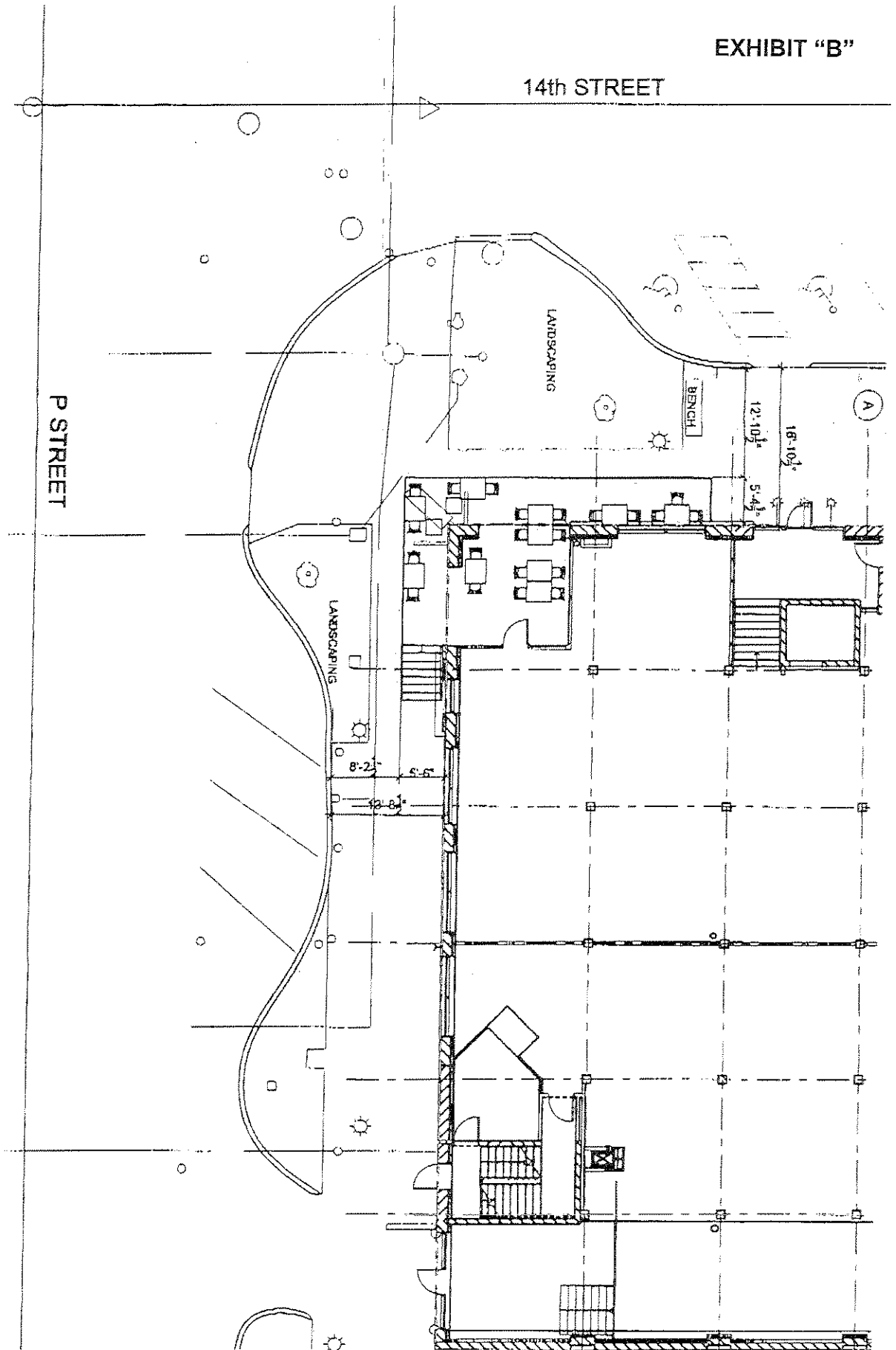
EXHIBIT "B"

14th STREET

P STREET

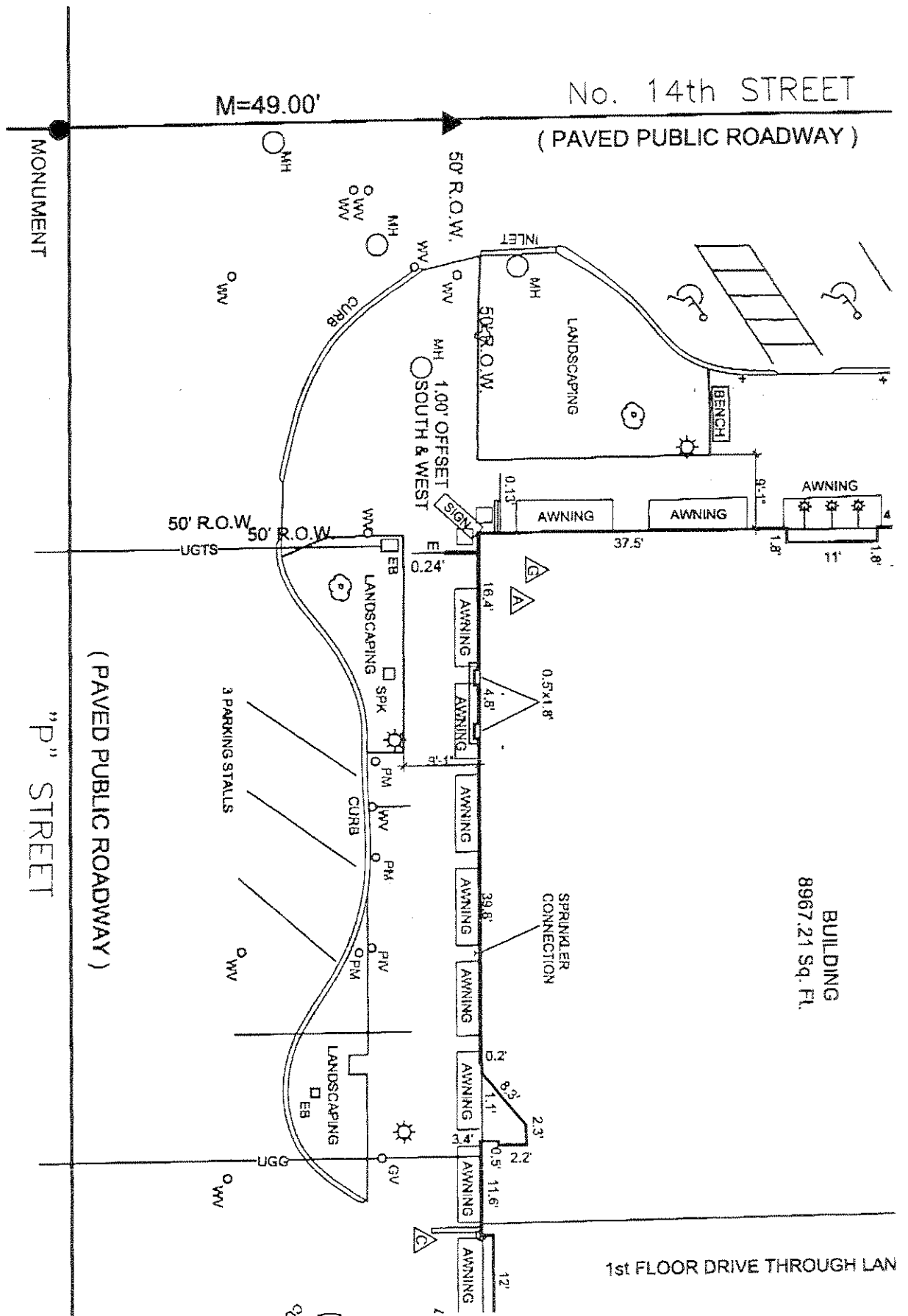


14TH AND P ST. PROPOSED PATIO  
SCALE: 1/16" = 1'





14TH AND P ST. EXISTING CONDITIONS  
SCALE: 1/16" = 1'



BUILDING  
8967.21 Sq. Ft.

1st FLOOR DRIVE THROUGH LAN